057.0	0001	0007.A	1 of 1	Industrial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	757,800 /	757,800
USE VALUE:	757,800 /	757,800
ASSESSED:	757,800 /	757,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		RYDER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUZZIOLI DANTE & BARBER LEE
Owner 2:	TRS/24 RYDER STREET RLTY TR
Owner 3:	
Street 1:	22 HOUGH ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as Ind.-Whs. with a Warehouse Building built about 1943, having primarily Conc. Block Exterior and 5526 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
401	7439.000	191,300		566,500	757,800
Total Card	0.171	191,300		566,500	757,800
Total Parcel	0.171	191,300		566,500	757,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 137.13 | /Parcel: 137.13

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37613
GIS Ref	
GIS Ref	
Insp Date	04/20/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 057.0-0001-0007.A

!4862!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	401	FV	191,300	0	7,439.	566,500	757,800		Year end	12/23/2021
2021	401	FV	191,300	0	7,439.	557,400	748,700		Year End Roll	12/10/2020
2020	401	FV	191,300	0	7,439.	548,300	739,600	739,600	Year End Roll	12/18/2019
2019	401	FV	171,800	0	7,439.	511,700	683,500	683,500	Year End Roll	1/3/2019
2018	401	FV	171,800	0	7,439.	456,900	628,700	628,700	Year End Roll	12/20/2017
2017	401	FV	171,800	0	7,439.	402,100	573,900	573,900	Year End Roll	1/3/2017
2016	401	FV	171,800	0	7,439.	301,500	473,300	473,300	Year End	1/4/2016
2015	401	FV	156,300	0	7,439.	274,100	430,400	430,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:16:21

LAST REV

Date	Time
10/09/19	15:12:46
apro	

PAT ACCT. 4862

USER DEFINED

Prior Id # 1:	37613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOFTS SEED	29937-549		3/19/1999	Portion-Asst	450,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	MM	Mary M
4/20/2009	Measured	197	PATRIOT
5/8/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
401	Ind.-Whs.		7439		Sq. Ft.	Site		0	31.	2.46	CA									566,535						566,500	

Total AC/HA:	0.17078	Total SF/SM:	7439	Parcel LUC:	401	Ind.-Whs.	Prime NB Desc	COMM AVG	Total:	566,535	Spl Credit
									Total:	566,500	

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:	18 - Correg Steel	30	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1943	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	20		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.94191575
Adj $ / SQ:	51.994
Other Features:	2500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318799
Depreciation:	127520
Depreciated Total:	191280

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

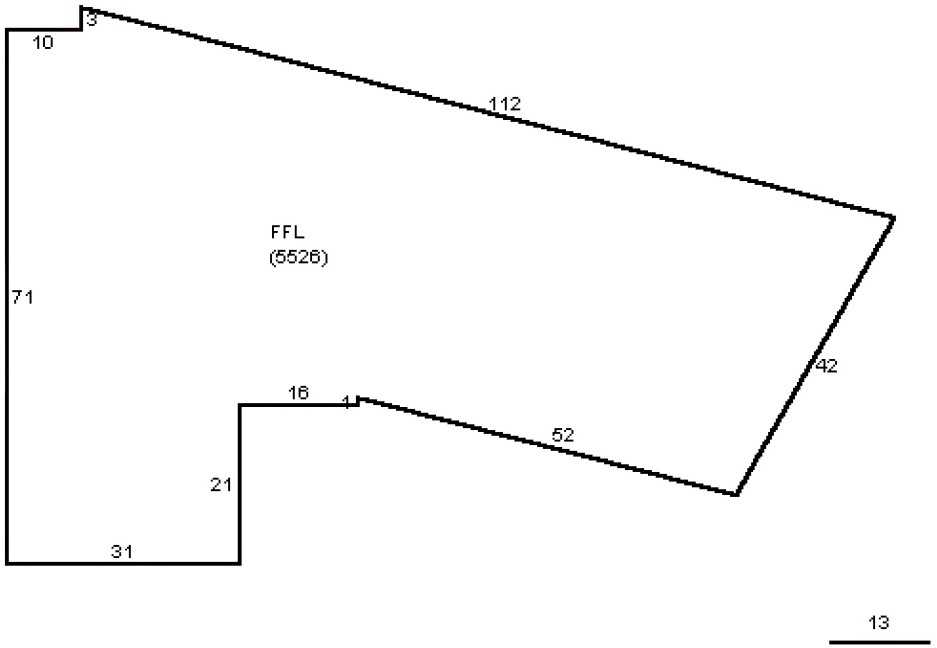
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	57.19
Special Features:	0	Val/Su Net:	34.62
Final Total:	191300	Val/Su SzAd	34.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,526	51.990	287,317

Net Sketched Area:	5,526			Total:	287,317
Size Ad	5526	Gross Area	5526	FinArea	5526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0001-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc